



**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Request sketch plat review of our Replat to create one new tract from three existing tracts, and to vacate 2 reciprocal access easements rendered unnecessary with the consolidation of lots		

<b>APPLICATION INFORMATION</b>			
Applicant: Legacy Hospitality		Phone:	
Address: 6501 Eagle Rock NE Suite B-5		Email:	
City: Albuquerque	State: NM	Zip: 87113	
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050	
Address: PO Box 44414		Email: cartesianryan@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174	
Proprietary Interest in Site:		List all owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: Tract 2-A and A-2; Tr A-2-A-2-A		Block:	Unit:
Subdivision/Addition: Beverly-Wood Addition; Park Square		MRGCD Map No.:	UPC Code: See attached letter to DRB
Zone Atlas Page(s): J-18-Z	Existing Zoning: MX-H	Proposed Zoning	
# of Existing Lots: 3	# of Proposed Lots: 1	Total Area of Site (Acres): 3.3866	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 6500 Americas Parkway NE		Between: Indian School Rd	and: Interstate 40 Freeway
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
Plat for one of parent parcels filed through DRB under [PR-2018-001284]			

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:		Date: 11/09/2021	
Printed Name: Ryan J. Mulhall		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
<b>FOR OFFICIAL USE ONLY</b>			
Case Numbers	Action	Fees	
Meeting Date:			Fee Total:
Staff Signature:		Date:	Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner’s and City Surveyor’s signatures on it to the meeting. Your attendance is required.

☒ SKETCH PLAT REVIEW AND COMMENT

- Interpreter Needed for Hearing?   N/A   if yes, indicate language: \_\_\_\_\_
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
  - ☒ Zone Atlas map with the entire site clearly outlined and labeled
  - ☒ Letter describing, explaining, and justifying the request
  - ☒ Scale drawing of the proposed subdivision plat
  - ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- \_\_\_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
  - \_\_\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
  - \_\_\_\_\_ Proposed Final Plat
  - \_\_\_\_\_ Design elevations & cross sections of perimeter walls
  - \_\_\_\_\_ Copy of recorded IIA
  - \_\_\_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
  - \_\_\_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved

☐ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

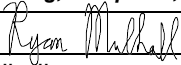

- Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- \_\_\_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
  - \_\_\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
  - \_\_\_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
  - \_\_\_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
  - \_\_\_\_\_ Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal.
  - \_\_\_\_\_ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
  - \_\_\_\_\_ Sidewalk Exhibit and/or cross sections of proposed streets
  - \_\_\_\_\_ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
  - \_\_\_\_\_ Proposed Infrastructure List, if applicable
  - \_\_\_\_\_ Required notice with content per IDO Section 14-16-6-4(K)
  - \_\_\_\_\_ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
  - \_\_\_\_\_ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
  - \_\_\_\_\_ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
  - \_\_\_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved

**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

☐ MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

- Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- \_\_\_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
  - \_\_\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
  - \_\_\_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
  - \_\_\_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
  - \_\_\_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
  - \_\_\_\_\_ Infrastructure List, if applicable

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.		
Signature: 		Date: 11/09/2021
Printed Name: Ryan J. Mulhall		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Project Number:		Case Numbers
		-
		-
		-
Staff Signature:		
Date:		



**Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

November 9, 2021

Development Review Board  
City of Albuquerque

**Re: Sketch Plat Review for Proposed Tract A, Markana Uptown being comprised of Tract A-2-A-2-A of Park Square & Tract 2A, Block F and Tract A-2 of Beverly-Wood Addition**

Members of the Board:

Cartesian Surveys is acting as an agent for Legacy Hospitality and requests sketch plat review of our plat to create one (1) new tract from three (3) existing tracts by lot line elimination of Tracts 2A and A-2 of Park Square and Tract A-2-A-2-A of Park Square. The property is located at 6500 Americas Parkway NE and 6400 Indian School Road NE between Indian School Road NE and Interstate 40 Freeway. The property is currently zoned as MX-H (Mixed-Use High Intensity).

We are also seeking to vacate two access easements, which will become unnecessary with the consolidation of the three tracts into one, and which were not used as designed by the original or current cross-lot access infrastructure.

Tract A-2, Beverly-Wood Addition has had recent changes with the building formerly on the lot demolished and the lot will be repurposed to parking lot. Our colleagues involved in this project will submit a major amendment to the approved site plan for this site, to address the addition of the proposed parking lot. Please see the site sketch for the new improvements present on the lot.

The UPCs for the lots proposed to be replatted by lot line elimination are:

101805841750611525

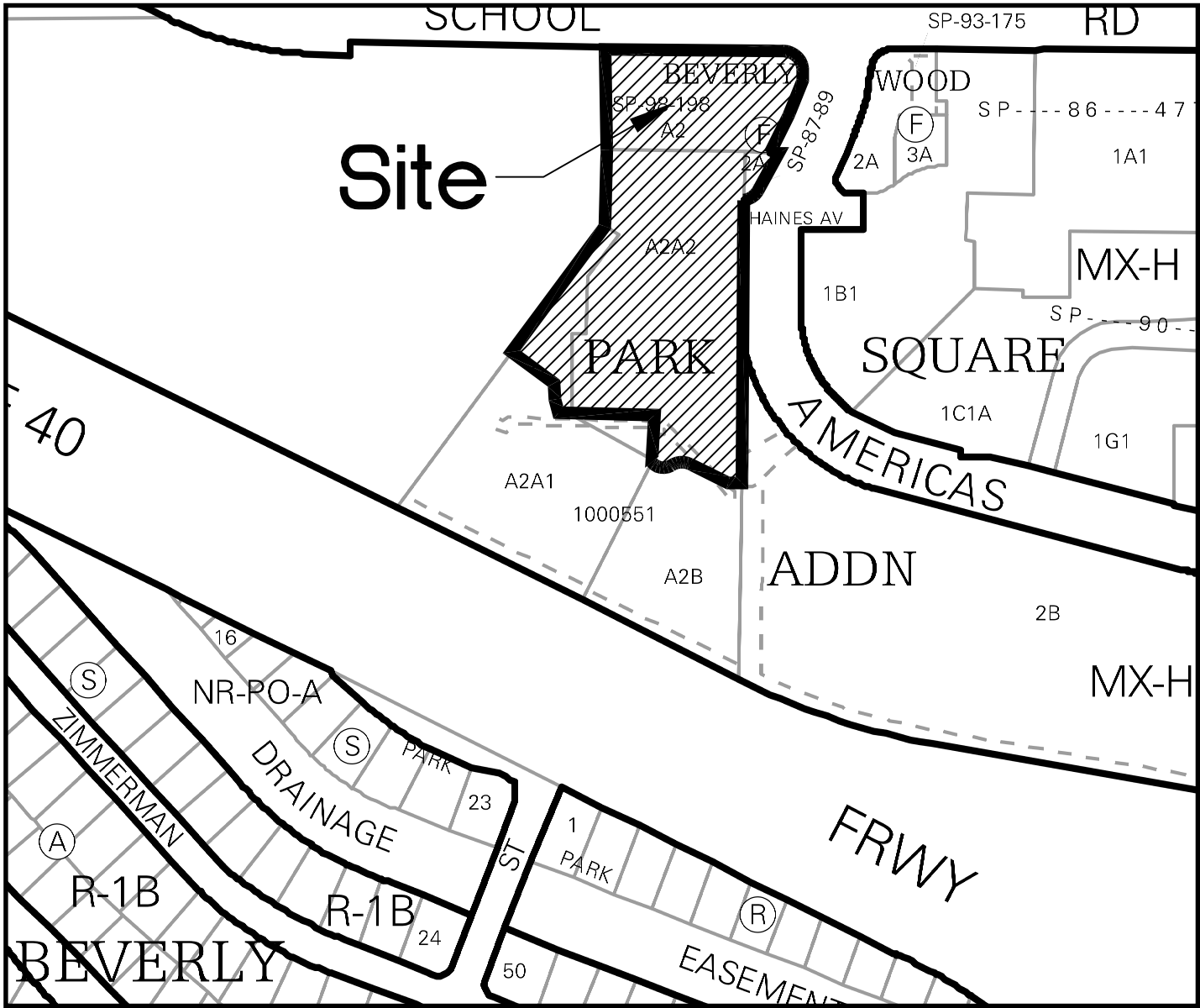
101805841851711523

101805841048511521

Thank you for your time and consideration.

Ryan J. Mulhall





Vicinity Map - Zone Atlas J-18-Z



Documents

- 1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-49956 COMMITMENT DATE OCTOBER 15, 2018.
- 2. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-54831 COMMITMENT DATE JUNE 11, 2019.
- 3. PLAT OF PARK SQUARE, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON JULY 20, 2018 IN BOOK 2018C, PAGE 96.
- 4. PLAT OF BEVERLY–WOOD ADDITION, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON NOVEMBER 18, 1998, IN BOOK 1998C, PAGE 329.
- 5. PLAT OF BEVERLY–WOOD ADDITION, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON MARCH 18, 1987, IN BOOK C33, PAGE 42.
- 6. QUITCLAIM DEED FOR TRACT 2A, BLOCK F, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON JULY 31, 2020 AS DOCUMENT NO. 2020072205.
- 7. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON APRIL 14, 2021 AS DOCUMENT NO. 2021044445.

Notes

- 1. FIELD SURVEY PERFORMED IN NOVEMBER 2018 AND SEPTEMBER 2021.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83–CENTRAL ZONE).
- 4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Purpose of Plat

- 1. CREATE ONE NEW TRACT FROM THREE EXISTING TRACTS AS SHOWN HEREON.
- 2. VACATION OF EASEMENTS AS SHOWN HEREON.

Indexing Information

Section 13, Township 10 North, Range 3 East, N.M.P.M.  
Subdivision: Beverly–Wood Addition; Park Square  
UPC #: 101805841750611525 (Tract 2–A)  
101805841851711523 (Tract A–2)  
101805841048511521 (Tract A–2–A–2–A)  
Owner: KLG 29 LLC (Tract A–2)  
KLG 18 LLC (Tr. 2–A, Block F)  
Legacy MUP LLC (Tr. A–2–A–2–A)

Subdivision Data

GROSS ACREAGE. . . . . 3.3866 ACRES  
ZONE ATLAS PAGE NO. . . . . J–18–Z  
NUMBER OF EXISTING TRACTS. . . . . 3  
NUMBER OF TRACTS CREATED. . . . . 1  
MILES OF FULL–WIDTH STREETS. . . . . .0.0000 MILES  
MILES OF HALF–WIDTH STREETS. . . . . .0.0000 MILES  
RIGHT–OF–WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 0.0000 ACRES  
DATE OF SURVEY. . . . . SEPTEMBER 2021

Legal Description

PARCEL 1:  
TRACT LETTERED "A–2" OF THE BEVERLY–WOOD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 18, 1998 IN MAP BOOK 98C, PAGE 329.

PARCEL 2:  
TRACT LETTERED "2A" OF THE BEVERLY–WOOD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 18, 1987 IN MAP BOOK C33, PAGE 42.

PARCEL 3:  
TRACT LETTERED "A–2–A–2–A" OF THE PLAT FOR TRACTS A–2–A–1–A AND A–2–A–2–A, BEING COMPRISED OF TRACTS A–2–A–1 & A–2–A–2, PARK SQUARE, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 20, 2018 IN PLAT BOOK 2018C, PAGE 96.

ALL BEING DESCRIBED BY METES AND BOUNDS TOGETHER AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING ALSO THE NORTHWEST CORNER OF SAID TRACT A–2 OF BEVERLY WOOD ADDITION, MARKED BY A BATHEY WITH CAP "LS 14271", WHENCE A TIE TO THE ACS MONUMENT "18\_H18" BEARS N 44°46'06" W, A DISTANCE OF 3,789.41 FEET;

THENCE, FROM SAID POINT OF BEGINNING S 89°23'28" E, A DISTANCE OF 259.02 FEET TO AN POINT OF CURVATURE, BEING A CHISELED "X";

THENCE, 48.65 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 28.93 FEET, A DELTA OF 96°20'34", AND A CHORD BEARING S 41°13'10" E, A DISTANCE OF 43.11 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A BATHEY WITH CAP "LS 14271";

THENCE, 71.00 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A DELTA OF 27°07'11", AND A CHORD BEARING S 20°30'42" W, A DISTANCE OF 70.34 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A BATHEY WITH CAP "LS 14271";

THENCE, 27.21 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A DELTA OF 10°23'36", AND A CHORD BEARING S 28°52'30" W, A DISTANCE OF 27.17 FEET TO A POINT OF TANGENCY, MARKED BY A PK NAIL;

THENCE, S 23°40'41" W, A DISTANCE OF 26.96 FEET TO A POINT, MARKED BY A 1/4" REBAR (DISTURBED);

THENCE, S 89°23'28" E A DISTANCE OF 12.65 FEET TO AN ANGLE POINT, BEING ALSO THE NORTHEAST CORNER OF SAID TRACT 2A, BEVERLY WOOD ADDITION;

THENCE, S 28°44'08" W A DISTANCE OF 55.97 FEET TO A POINT OF CURVATURE;

THENCE, 21.62 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA OF 61°56'12", AND A CHORD BEARING S 59°42'14" W, A DISTANCE OF 20.58 FEET TO A POINT OF TANGENCY;

THENCE, N 89°20'01" W A DISTANCE OF 8.63 FEET TO AN ANGLE POINT, BEING ALSO THE SOUTHWEST CORNER OF SAID TRACT 2A, BEVERLY WOOD ADDITION;

DESCRIPTION CONTINUED ON SHEET 2...

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101805841750611525  
101805841851711523  
101805841048511521

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for Tract A Markana Uptown Being Comprised of Tract A-2-A-2-A of Park Square & Tract 2A, Block F and Tract A-2 Beverly-Wood Addition City of Albuquerque, Bernalillo County, New Mexico November 2021

Project Number:

Application Number:

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

AMAFCA

City Engineer

DRB Chairperson, Planning Department

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. Date  
N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
wplotnerjr@gmail.com



Legal Description continued from Sheet 1

THENCE S 00°33'12" W, A DISTANCE OF 418.20 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID TRACT A-2-A-2-A, PARK SQUARE;

THENCE N 89°27'22" W A DISTANCE OF 9.55 FEET TO A POINT OF CURVATURE, MARKED BY A PK NAIL "LS 14271";

THENCE, 22.49 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A DELTA OF 25°46'18", AND A CHORD BEARING N 76°34'13" W, A DISTANCE OF 22.30 FEET TO A POINT OF TANGENCY, MARKED BY A PK NAIL "LS 14271";

THENCE N 63°39'50" W, A DISTANCE OF 48.12 FEET TO A POINT OF CURVATURE, MARKED BY A CHISELED "X";

THENCE, 35.30 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 80°54'06", AND A CHORD BEARING S 75°53'07" W, A DISTANCE OF 32.44 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

THENCE, 26.97 FEET ALONG A CURVE TO THE RIGHT BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 36.00 FEET, A DELTA OF 42°55'39", AND A CHORD BEARING N 67°49'26" W, A DISTANCE OF 26.35 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

THENCE N 26°21'10" E, A DISTANCE OF 5.36 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

THENCE N 03°43'31" W, A DISTANCE OF 31.72 FEET TO AN ANGLE POINT, MARKED BY A BATHEY WITH CAP "LS 14271";

THENCE N 00°31'37" E, A DISTANCE OF 37.38 FEET TO AN ANGLE POINT, MARKED BY A BATHEY WITH CAP "LS 14271";

THENCE N 89°28'23" W, A DISTANCE OF 131.70 FEET TO AN ANGLE POINT, MARKED BY A BATHEY WITH CAP "LS 14271";

THENCE N 15°00'15" W, A DISTANCE OF 19.74 FEET TO AN ANGLE POINT, MARKED BY A BATHEY WITH CAP "LS 14271";

THENCE N 03°10'10" W, A DISTANCE OF 23.43 FEET TO AN ANGLE POINT, MARKED BY A BATHEY WITH CAP "LS 14271";

THENCE N 53°30'38" W, A DISTANCE OF 75.94 FEET TO AN ANGLE POINT, MARKED BY A BATHEY WITH CAP "LS 14271";

THENCE N 36°27'43" E, A DISTANCE OF 222.31 FEET TO AN ANGLE POINT, MARKED BY A PK NAIL "LS 14271" ON TOP OF A WALL;

THENCE N 00°33'01" E, A DISTANCE OF 110.12 FEET TO AN ANGLE POINT, BEING THE NORTHWEST CORNER OF SAID TRACT A-2-A-2-A, PARK SQUARE;

THENCE N 00°33'01" E, A DISTANCE OF 147.00 FEET THE POINT OF BEGINNING, CONTAINING 3.3866 ACRES (147,521 SQ. FT.) MORE OR LESS.

Line Table		
Line #	Direction	Length (ft)
L1	S 23°40'41" W (S 23°28'11" W)	26.96' (26.96')
L2	S 89°23'28" E [S 89°39'25" E]	12.65'
L3	S 28°44'08" W [S 28°28'11" W]	55.97' [55.94']
L4	N 89°20'01" W [N 89°35'38" W]	8.63' [8.74']
L5	N 89°27'22" W [N 89°27'22" W]	9.55' [9.55']
L6	N 63°39'50" W [N 63°39'50" W]	48.12' [48.12']
L7	N 26°21'10" E [N 26°21'10" E]	5.36' [5.36']
L8	N 03°43'31" W [N 03°43'31" W]	31.72' [31.72']
L9	N 00°31'37" E [N 00°31'37" E]	37.38' [37.38']
L10	N 15°00'15" W [N 15°00'15" W]	19.74' [19.74']
L11	N 03°10'10" W [N 03°10'10" W]	23.43' [23.43']
L12	N 53°30'38" W [N 53°30'38" W]	75.94' [75.94']

Easement Notes

- [1] REMAINING 4' OF EXISTING 7' PNM & MST&T EASEMENT (04/14/1961, BK. MSIC. D590, PG. 517, DOC. NO. 15553) PORTION LYING WITHIN 1.82' OF ADDITIONAL RIGHT-OF-WAY DEDICATED TO INDIAN SCHOOL RD. N.E. PER PLAT (03/18/1987, C33-42) & ADDITIONAL 1.18 DEDICATED TO INDIAN SCHOOL ROAD PER PLAT (TOTAL OF 3' OF RIGHT-OF-WAY DEDICATION) (11/18/1998, 98C-329)
- [2] REMAINING 2' OF EXISTING 5' OVERHEAD EASEMENT (12/17/1974, BK. MSIC. 399, PG. 228, DOC. NO. 41769) PORTION LYING WITHIN 3' OF ADDITIONAL RIGHT-OF-WAY DEDICATED TO INDIAN SCHOOL RD. N.E. PER PLAT (11/18/1998, 98C-329)
- [3] EXISTING 10' UTILITY EASEMENT (11/18/1998, 98C-329)
- [4] EXISTING 35' UTILITY AND WATERLINE EASEMENT (11/18/1998, 98C-329)
- [5] EXISTING RECIPROCAL ACCESS EASEMENT (11/13/1993, BK. 96-30, PG. 3413-3420, DOC. NO. 1996123650) SHOWN HEREON AS [REDACTED] , VACATED WITH THIS PLAT.
- [6] EXISTING RECIPROCAL ACCESS EASEMENT (11/13/1993, BK. 96-30, PG. 3413-3420, DOC. NO. 1996123650) SHOWN HEREON AS [REDACTED] , VACATED WITH THIS PLAT.
- [7] EXISTING NON-EXCLUSIVE PRIVATE ACCESS EASEMENT (08/07/1998, 98-13, PG. 8016)
- [8] EXISTING CABLE EASEMENT OVER NON-BUILDING AREAS (10/12/2007, DOC. NO. 2007144250)
- [9] EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT, PRIVATE CROSS LOT UTILITY EASEMENT AND RECIPROCAL PRIVATE CROSS ACCESS AND PARKING EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A & A-2-B (7/2/2001, 2001C-186) (4/19/2011, 2011C-35)
- [10] EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT ACROSS TRACTS A-2-A-2 AND A-2-A-1 AND BENEFITING TRACT A-2-B (8/13/1998, 98C-241)
- [11] EXISTING PRIVATE PARKING, VEHICULAR ACCESS, AND PEDESTRIAN EASEMENT BENEFITING TRACTS 1-B-1, A-2-A-1 AND A-2-A-2, PARK SQUARE (7/15/1998, BK. 9812, PG. 6785)(7/31/2002, BK. A39, PG. 6377) (1/14/2005, BK. A90, PG. 7567)(5/19/2007, BK. A136, PG. 8823)
- [12] EXISTING PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A-1, A-2-A-2 AND A-2-B, PARK SQUARE (4/19/2011, 11C-35)
- [13] EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A-1 AND A-2-A-2, PARK SQUARE (4/19/2011, 11C-35)
- [14] EXISTING 33' COA WATER & SEWER EASEMENT (6/29/1984, C24-89)
- [15] EXISTING 5' UTILITY EASEMENT (06/29/1984, C24-89)
- [16] EXISTING 10' PNM EASEMENT (04/29/1975, BK. 418, PG. 830)
- [17] INTENTIONALLY OMITTED
- [18] EXISTING PNM (GAS) EASEMENT (8/24/2007, DOC. NO. 2007122701) \* EASEMENT TO BE VACATED WITH THE RELOCATION OF GAS LINE (8/24/2007, DOC. NO. 2007122706)
- [19] EXISTING PERPETUAL NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS (07/24/2018, DOC. NO. 2018064736)
- [20] EXISTING PERPETUAL NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS (07/24/2018, DOC. NO. 2018064736)
- [21] EXISTING SHARED REFUSE FACILITY EASEMENT & TEMPORARY CONSTRUCTION EASEMENT SAID REFUSE AREA (07/24/2018, DOC. NO. 2018064737)
- [22] EXISTING TEMPORARY PARKING EASEMENT (05/25/2018, DOC. NO. 2018045532)

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	48.65' (48.65')	28.93' (28.93')	96°20'34"	43.11'	S 41°13'10" E
C2	71.00' (71.00')	150.00' (150.00')	27°07'11"	70.34'	S 20°30'42" W
C3	27.21' (27.21')	150.00' (150.00')	10°23'36"	27.17'	S 28°52'30" W
C4	21.62' [21.62']	20.00' [20.00']	61°56'12"	20.58'	S 59°42'14" W
C5	22.49' [22.49']	50.00' [50.00']	25°46'18"	22.30'	N 76°34'13" W
C6	35.30' [35.30']	25.00' [25.00']	80°54'06"	32.44'	S 75°53'07" W
C7	26.97' [26.97']	36.00' [36.00']	42°55'39"	26.35'	N 67°49'26" W

Plat for  
Tract A  
Markana Uptown  
Being Comprised of  
Tract A-2-A-2-A of Park Square &  
Tract 2A, Block F and Tract A-2  
Beverly-Wood Addition  
City of Albuquerque, Bernalillo County, New Mexico  
November 2021

Note

THIS PROPERTY IS SUBJECT TO THE NON-EXCLUSIVE RIGHTS OF EASEMENT TO THE EXTENT OF AND ONLY FOR THE DURATION AS PROVIDED FOR THEREIN TO:

1. THAT CERTAIN NON-EXCLUSIVE PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF TRACT A-2-A-1 AS ESTABLISHED BY THAT CERTAIN DECLARATION OF ACCESS EASEMENT RECORDED AUGUST 7, 1998 IN BOOK 9813, PAGE 8016 AS DOCUMENT NO. 1998099754, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
2. THAT CERTAIN BLANKET PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF TRACTS A-2-A-1, A-2-A-2 AND A-2-B, GRANTED BY PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 19, 2011 IN PLAT BOOK 2011C, PAGE 35, AS DOCUMENT NO. 2011037509.
3. THAT CERTAIN BLANKET RECIPROCAL CROSS-LOT DRAINAGE EASEMENT RESERVED ACROSS THE INSURED LAND, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 19, 2011, IN PLAT BOOK 2011C, FOLIO 35.
4. THAT CERTAIN GRANT OF SIGN EASEMENT, SIGN USAGE, AND SIGN MAINTENANCE AGREEMENT, FILED DECEMBER 16, 1999, RECORDED IN BOOK 9916, PAGE 3439, AS DOCUMENT NO. 1999153920, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. GRANT AND PARTIAL ASSIGNMENT OF SIGN EASEMENT FILED JULY 31, 2002, RECORDED IN BOOK A39, PAGE 6383 AS DOCUMENT NO. 2002096655, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. THAT CERTAIN SIGN AGREEMENT AND EASEMENT FILED JULY 31, 2002, RECORDED IN BOOK A39, PAGE 6384 AS DOCUMENT NO. 2002096656, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
6. THAT CERTAIN AGREEMENT REGARDING EASEMENTS FILED JANUARY 14, 2005, IN BOOK A90, PAGE 7567, AS DOCUMENT NO. 2005007590, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
7. THAT CERTAIN DECLARATION OF EASEMENTS FILED JULY 32, 2002, IN BOOK A39, PAGE 6377, AS DOCUMENT NO. 2002096649, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
8. THAT CERTAIN EASEMENT AGREEMENT FILED JULY 24, 2018, AS DOCUMENT NO. 2018064736, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
wplotnerjr@gmail.com

ACS Monument "20-H18"  
NAD 1983 CENTRAL ZONE  
X=1545048.21 \*  
Y=1493154.978 \*  
Z=5283.222 \* (NAVD 1988)  
G-G=0.99966158  
Mapping Angle=-0°11'00.11"

\*U.S. SURVEY FEET

Indian School Rd. N.E.  
(83' PUBLIC R/W)

Americas Parkway NE  
(R/W Varies)

America's Parkway NE  
(86' Public R/W)

Tract A  
147,521 Sq. Ft.  
3.3866 Acres

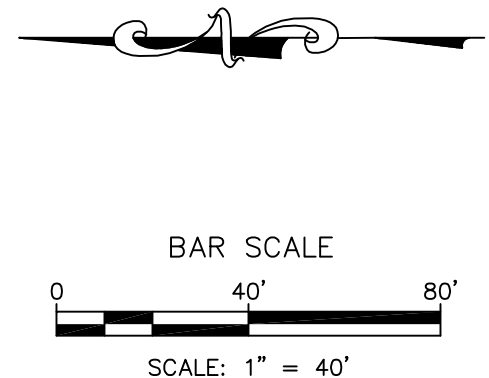
ACS Monument "18-H18"  
NAD 1983 CENTRAL ZONE  
X=1541177.063 \*  
Y=1495167.654 \*  
Z=5232.741 \* (NAVD 1988)  
G-G=0.999664864  
Mapping Angle=-0°11'27.04"

\*U.S. SURVEY FEET

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
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C4	21.62' [21.62']	20.00' [20.00']	61°56'12"	20.58'	S 59°42'14" W
C5	22.49' [22.49']	50.00' [50.00']	25°46'18"	22.30'	N 76°34'13" W
C6	35.30' [35.30']	25.00' [25.00']	80°54'06"	32.44'	S 75°53'07" W
C7	26.97' [26.97']	36.00' [36.00']	42°55'39"	26.35'	N 67°49'26" W

Line Table		
Line #	Direction	Length (ft)
L1	S 23°40'41" W (S 23°28'11" W)	26.96' (26.96')
L2	S 89°23'28" E [S 89°39'25" E]	12.65'
L3	S 28°44'08" W [S 28°28'11" W]	55.97' [55.94']
L4	N 89°20'01" W [N 89°35'38" W]	8.63' [8.74']
L5	N 89°27'22" W [N 89°27'22" W]	9.55' [9.55']
L6	N 63°39'50" W [N 63°39'50" W]	48.12' [48.12']
L7	N 26°21'10" E [N 26°21'10" E]	5.36' [5.36']
L8	N 03°43'31" W [N 03°43'31" W]	31.72' [31.72']
L9	N 00°31'37" E [N 00°31'37" E]	37.38' [37.38']
L10	N 15°00'15" W [N 15°00'15" W]	19.74' [19.74']
L11	N 03°10'10" W [N 03°10'10" W]	23.43' [23.43']
L12	N 53°30'38" W [N 53°30'38" W]	75.94' [75.94']

Plat for  
Tract A  
Markana Uptown  
Being Comprised of  
Tract A-2-A-2-A of Park Square &  
Tract 2A, Block F and Tract A-2  
Beverly-Wood Addition  
City of Albuquerque, Bernalillo County, New Mexico  
November 2021



### Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (11/18/1998, 98C-329)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (07/20/2018, 2018C-96)
●	FOUND CHISELED "X" IN CONCRETE UNLESS OTHERWISE NOTED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

Tract A-2-A-1-A  
Park Square  
(07/20/2018, 2018C-96)

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Plat for  
Tract A  
Markana Uptown  
Being Comprised of  
Tract A-2-A-2-A of Park Square &  
Tract 2A, Block F and Tract A-2  
Beverly-Wood Addition  
City of Albuquerque, Bernalillo County, New Mexico  
November 2021

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

FAIZEL KASSAM, MANAGING MEMBER  
KLG 29 LLC

DATE

STATE OF }  
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
BY: FAIZEL KASSAM, MANAGING MEMBER, KLG 29 LLC

By: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

FAIZEL KASSAM, MANAGING MEMBER  
LEGACY MUP LLC

DATE

STATE OF }  
COUNTY OF } SS

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BY: FAIZEL KASSAM, MANAGING MEMBER, LEGACY MUP LLC

By: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

Free Consent and Dedication

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FAIZEL KASSAM, MANAGING MEMBER  
KLG 18 LLC

DATE

STATE OF }  
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
BY: FAIZEL KASSAM, MANAGING MEMBER, KLG 18 LLC

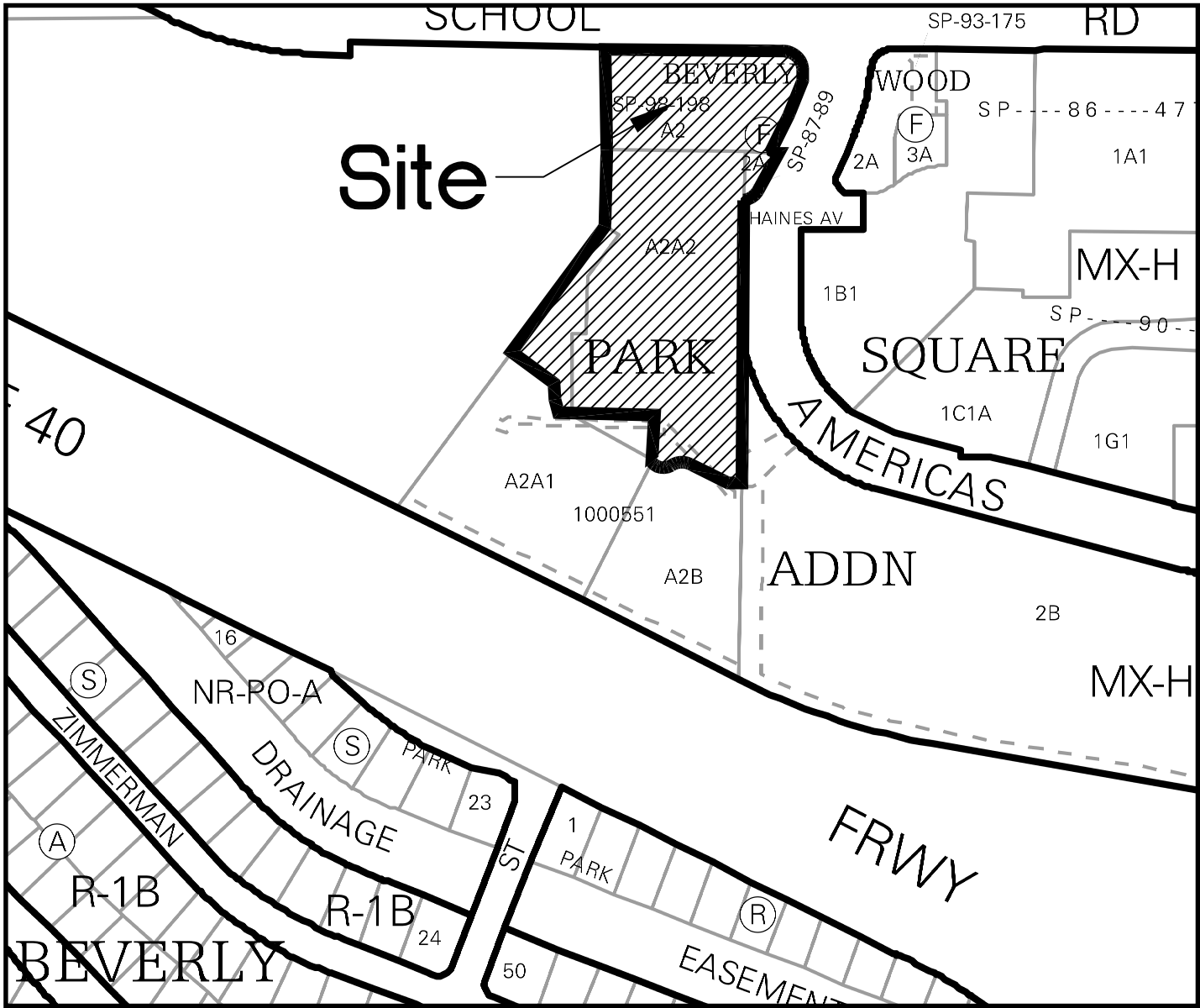
By: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

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wplotnerjr@gmail.com





Vicinity Map - Zone Atlas J-18-Z



Documents

- 1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-49956 COMMITMENT DATE OCTOBER 15, 2018.
- 2. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-54831 COMMITMENT DATE JUNE 11, 2019.
- 3. PLAT OF PARK SQUARE, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON JULY 20, 2018 IN BOOK 2018C, PAGE 96.
- 4. PLAT OF BEVERLY-WOOD ADDITION, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON NOVEMBER 18, 1998, IN BOOK 1998C, PAGE 329.
- 5. PLAT OF BEVERLY-WOOD ADDITION, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON MARCH 18, 1987, IN BOOK C33, PAGE 42.
- 6. QUITCLAIM DEED FOR TRACT 2A, BLOCK F, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON JULY 31, 2020 AS DOCUMENT NO. 2020072205.
- 7. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON APRIL 14, 2021 AS DOCUMENT NO. 2021044445.

Notes

- 1. FIELD SURVEY PERFORMED IN NOVEMBER 2018 AND SEPTEMBER 2021.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- 4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .

Purpose of Plat

- 1. CREATE ONE NEW TRACT FROM THREE EXISTING TRACTS AS SHOWN HEREON.
- 2. VACATION OF EASEMENTS AS SHOWN HEREON.

Indexing Information

Section 13, Township 10 North, Range 3 East, N.M.P.M.  
Subdivision: Beverly-Wood Addition; Park Square  
UPC #: 101805841750611525 (Tract 2-A)  
101805841851711523 (Tract A-2)  
101805841048511521 (Tract A-2-A-2-A)  
Owner: KLG 29 LLC (Tract A-2)  
KLG 18 LLC (Tr. 2-A, Block F)  
Legacy MUP LLC (Tr. A-2-A-2-A)

Legal Description

PARCEL 1:  
TRACT LETTERED "A-2" OF THE BEVERLY-WOOD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 18, 1998 IN MAP BOOK 98C, PAGE 329.

PARCEL 2:  
TRACT LETTERED "2A" OF THE BEVERLY-WOOD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 18, 1987 IN MAP BOOK C33, PAGE 42.

PARCEL 3:  
TRACT LETTERED "A-2-A-2-A" OF THE PLAT FOR TRACTS A-2-A-1-A AND A-2-A-2-A, BEING COMPRISED OF TRACTS A-2-A-1 & A-2-A-2, PARK SQUARE, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 20, 2018 IN PLAT BOOK 2018C, PAGE 96.

ALL BEING DESCRIBED BY METES AND BOUNDS TOGETHER AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING ALSO THE NORTHWEST CORNER OF SAID TRACT A-2 OF BEVERLY WOOD ADDITION, MARKED BY A BATHEY WITH CAP "LS 14271", WHENCE A TIE TO THE ACS MONUMENT "18\_H18" BEARS N 44°46'06" W, A DISTANCE OF 3,789.41 FEET;

THENCE, FROM SAID POINT OF BEGINNING S 89°23'28" E, A DISTANCE OF 259.02 FEET TO AN POINT OF CURVATURE, BEING A CHISELED "X";

THENCE, 48.65 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 28.93 FEET, A DELTA OF 96°20'34", AND A CHORD BEARING S 41°13'10" E, A DISTANCE OF 43.11 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A BATHEY WITH CAP "LS 14271";

THENCE, 71.00 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A DELTA OF 27°07'11", AND A CHORD BEARING S 20°30'42" W, A DISTANCE OF 70.34 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A BATHEY WITH CAP "LS 14271";

THENCE, 27.21 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A DELTA OF 10°23'36", AND A CHORD BEARING S 28°52'30" W, A DISTANCE OF 27.17 FEET TO A POINT OF TANGENCY, MARKED BY A PK NAIL;

THENCE, S 23°40'41" W, A DISTANCE OF 26.96 FEET TO A POINT, MARKED BY A 1/4" REBAR (DISTURBED);

THENCE, S 89°23'28" E A DISTANCE OF 12.65 FEET TO AN ANGLE POINT, BEING ALSO THE NORTHEAST CORNER OF SAID TRACT 2A, BEVERLY WOOD ADDITION;

THENCE, S 28°44'08" W A DISTANCE OF 55.97 FEET TO A POINT OF CURVATURE;

THENCE, 21.62 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA OF 61°56'12", AND A CHORD BEARING S 59°42'14" W, A DISTANCE OF 20.58 FEET TO A POINT OF TANGENCY;

THENCE, N 89°20'01" W A DISTANCE OF 8.63 FEET TO AN ANGLE POINT, BEING ALSO THE SOUTHWEST CORNER OF SAID TRACT 2A, BEVERLY WOOD ADDITION;

DESCRIPTION CONTINUED ON THIS SHEET...

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
PAID ON UPC # 101805841750611525  
101805841851711523  
101805841048511521  
PROPERTY OWNER OF RECORD  
BERNALILLO COUNTY TREASURER'S OFFICE

Plat for  
Tract A  
Markana Uptown  
Being Comprised of  
Tract A-2-A-2-A of Park Square &  
Tract 2A, Block F and Tract A-2  
Beverly-Wood Addition  
City of Albuquerque, Bernalillo County, New Mexico  
November 2021

Legal Description continued

THENCE S 00°33'12" W, A DISTANCE OF 418.20 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID TRACT A-2-A-2-A, PARK SQUARE;

THENCE N 89°27'22" W A DISTANCE OF 9.55 FEET TO A POINT OF CURVATURE, MARKED BY A PK NAIL "LS 14271";

THENCE, 22.49 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A DELTA OF 25°46'18", AND A CHORD BEARING N 76°34'13" W, A DISTANCE OF 22.30 FEET TO A POINT OF TANGENCY, MARKED BY A PK NAIL "LS 14271";

THENCE N 63°39'50" W, A DISTANCE OF 48.12 FEET TO A POINT OF CURVATURE, MARKED BY A CHISELED "X";

THENCE, 35.30 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 80°54'06", AND A CHORD BEARING S 75°53'07" W, A DISTANCE OF 32.44 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

THENCE, 26.97 FEET ALONG A CURVE TO THE RIGHT BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 36.00 FEET, A DELTA OF 42°55'39", AND A CHORD BEARING N 67°49'26" W, A DISTANCE OF 26.35 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

THENCE N 26°21'10" E, A DISTANCE OF 5.36 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

THENCE N 03°43'31" W, A DISTANCE OF 31.72 FEET TO AN ANGLE POINT, MARKED BY A BATHEY WITH CAP "LS 14271";

THENCE N 00°31'37" E, A DISTANCE OF 37.38 FEET TO AN ANGLE POINT, MARKED BY A BATHEY WITH CAP "LS 14271";

THENCE N 89°28'23" W, A DISTANCE OF 131.70 FEET TO AN ANGLE POINT, MARKED BY A BATHEY WITH CAP "LS 14271";

THENCE N 15°00'15" W, A DISTANCE OF 19.74 FEET TO AN ANGLE POINT, MARKED BY A BATHEY WITH CAP "LS 14271";

THENCE N 03°10'10" W, A DISTANCE OF 23.43 FEET TO AN ANGLE POINT, MARKED BY A BATHEY WITH CAP "LS 14271";

THENCE N 53°30'38" W, A DISTANCE OF 75.94 FEET TO AN ANGLE POINT, MARKED BY A BATHEY WITH CAP "LS 14271";

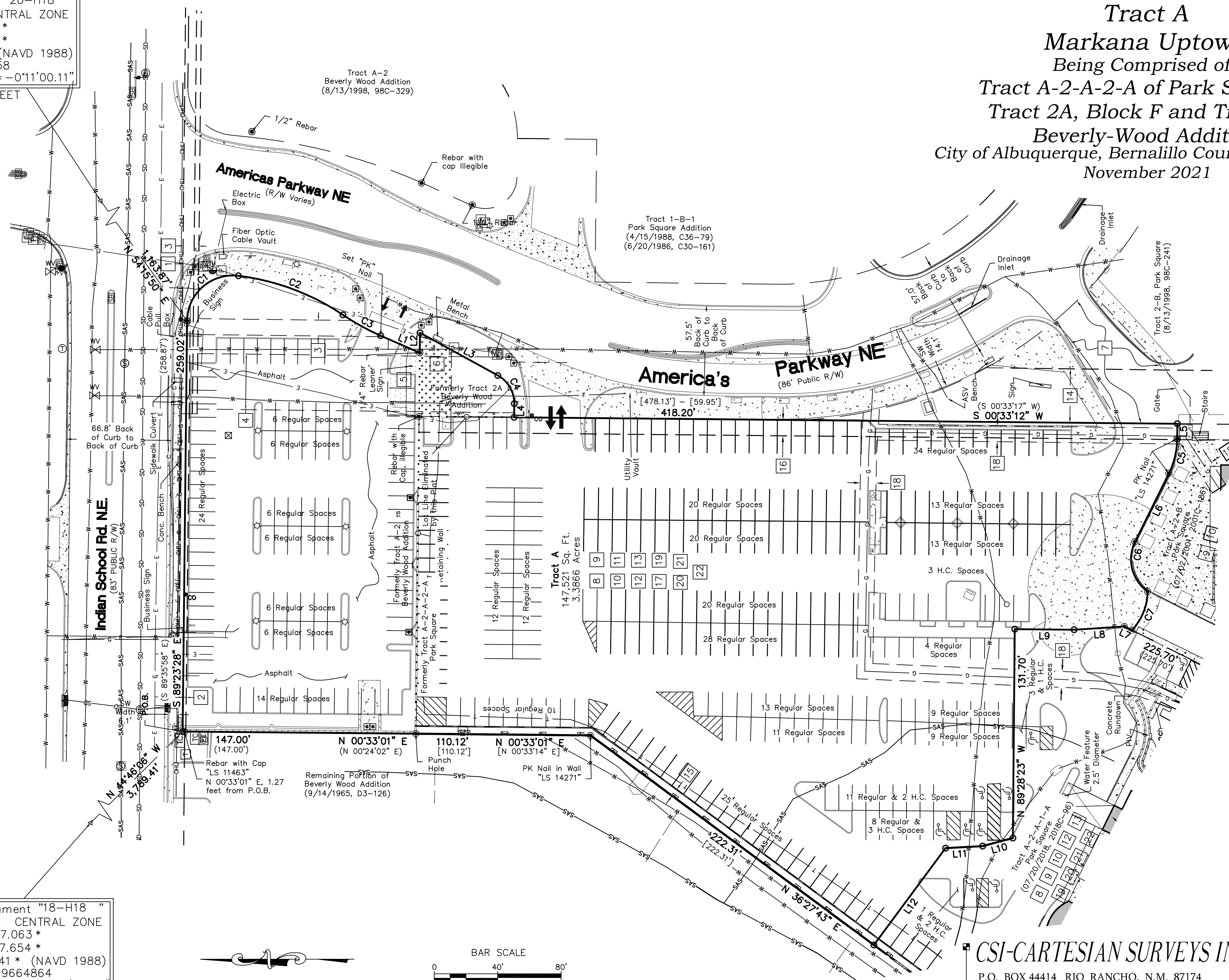
THENCE N 36°27'43" E, A DISTANCE OF 222.31 FEET TO AN ANGLE POINT, MARKED BY A PK NAIL "LS 14271" ON TOP OF A WALL;

THENCE N 00°33'01" E, A DISTANCE OF 110.12 FEET TO AN ANGLE POINT, BEING THE NORTHWEST CORNER OF SAID TRACT A-2-A-2-A, PARK SQUARE;

THENCE N 00°33'01" E, A DISTANCE OF 147.00 FEET THE POINT OF BEGINNING, CONTAINING 3.3866 ACRES (147,521 SQ. FT.) MORE OR LESS.

ACS Monument "20-H18"  
 NAD 1983 CENTRAL ZONE  
 X=1545048.21 \*  
 Y=1493154.978 \*  
 Z=5283.222 \* (NAVD 1988)  
 G-G=0.99966158  
 Mapping Angle= -0°11'00.11"  
 \*U.S. SURVEY FEET

**Sketch Plat for  
 Tract A  
 Markana Uptown  
 Being Comprised of  
 Tract A-2-A-2-A of Park Square &  
 Tract 2A, Block F and Tract A-2  
 Beverly-Wood Addition  
 City of Albuquerque, Bernalillo County, New Mexico  
 November 2021**



ACS Monument "18-H18"  
 NAD 1983 CENTRAL ZONE  
 X=1541177.063 \*  
 Y=1495167.654 \*  
 Z=5232.741 \* (NAVD 1988)  
 G-G=0.999664864  
 Mapping Angle= -0°11'27.04"  
 \*U.S. SURVEY FEET

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Sketch Plat for  
Tract A  
Markana Uptown  
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Tract A-2-A-2-A of Park Square &  
Tract 2A, Block F and Tract A-2  
Beverly-Wood Addition  
City of Albuquerque, Bernalillo County, New Mexico  
November 2021

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (11/18/1998, 98C-329)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (11/18/1998, 98C-329)
	FOUND CHISELED "X" IN CONCRETE UNLESS OTHERWISE NOTED
	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
	COVERED AREA
	CONCRETE
	UTILITY PEDESTAL
	METAL FENCE
	BLOCK WALL
	BOLLARD
	PULL BOX
	LIGHT POLE
	ELECTRIC METER
	TRANSFORMER
	ELECTRIC CABINET
	SIGNAL BOX
	GAS METER
	TELEPHONE CABINET
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	ROOF DRAIN
	SANITARY SEWER MANHOLE
	SAS CLEANOUT
	IRRIGATION BOX
	SIGN
	CURB CUT/INDICATION OF ACCESS TO ROADWAY
	BUILDING HEIGHT
	UNDERGROUND GAS UTILITY LINE
	UNDERGROUND WATER UTILITY LINE
	UNDERGROUND SANITARY SEWER LINE
	UNDERGROUND ELECTRIC UTILITY LINE
	UNDERGROUND TELEPHONE UTILITY LINE
	UNDERGROUND CABLE UTILITY LINE

Easement Notes


- 1


REMAINING 4' OF EXISTING 7' PNM & MST&T EASEMENT (04/14/1961, BK. MSIC. D590, PG. 517, DOC. NO. 15553) PORTION LYING WITHIN 1.82' OF ADDITIONAL RIGHT-OF-WAY DEDICATED TO INDIAN SCHOOL RD. N.E. PER PLAT (03/18/1987, C33-42) & ADDITIONAL 1.18 DEDICATED TO INDIAN SCHOOL ROAD PER PLAT (TOTAL OF 3' OF RIGHT-OF-WAY DEDICATION) (11/18/1998, 98C-329)
- 2

REMAINING 2' OF EXISTING 5' OVERHEAD EASEMENT (12/17/1974, BK. MSIC. 399, PG. 228, DOC. NO. 41769) PORTION LYING WITHIN 3' OF ADDITIONAL RIGHT-OF-WAY DEDICATED TO INDIAN SCHOOL RD. N.E. PER PLAT (11/18/1998, 98C-329)
- 3

EXISTING 10' UTILITY EASEMENT (11/18/1998, 98C-329)
- 4

EXISTING 35' UTILITY AND WATERLINE EASEMENT (11/18/1998, 98C-329)
- 5

EXISTING RECIPROCAL ACCESS EASEMENT (11/13/1993, BK. 96-30, PG. 3413-3420, DOC. NO. 1996123650) SHOWN HEREON AS  , VACATED WITH THIS PLAT.
- 6

EXISTING RECIPROCAL ACCESS EASEMENT (11/13/1993, BK. 96-30, PG. 3413-3420, DOC. NO. 1996123650) SHOWN HEREON AS  , VACATED WITH THIS PLAT.
- 7

EXISTING NON-EXCLUSIVE PRIVATE ACCESS EASEMENT (08/07/1998, 98-13, PG. 8016)
- 8

EXISTING CABLE EASEMENT OVER NON-BUILDING AREAS (10/12/2007, DOC. NO. 2007144250)
- 9

EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT, PRIVATE CROSS LOT UTILITY EASEMENT AND RECIPROCAL PRIVATE CROSS ACCESS AND PARKING EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A & A-2-B (7/2/2001, 2001C-186) (4/19/2011, 2011C-35)
- 10

EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT ACROSS TRACTS A-2-A-2 AND A-2-A-1 AND BENEFITING TRACT A-2-B (8/13/1998, 98C-241)
- 11

EXISTING PRIVATE PARKING, VEHICULAR ACCESS, AND PEDESTRIAN EASEMENT BENEFITING TRACTS 1-B-1, A-2-A-1 AND A-2-A-2, PARK SQUARE (7/15/1998, BK. 9812, PG. 6785)(7/31/2002, BK. A39, PG. 6377) (1/14/2005, BK. A90, PG. 7567)(5/19/2007, BK. A136, PG. 8823)
- 12

EXISTING PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A-1, A-2-A-2 AND A-2-B, PARK SQUARE (4/19/2011, 11C-35)
- 13

EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A-1 AND A-2-A-2, PARK SQUARE (4/19/2011, 11C-35)
- 14

EXISTING 33' COA WATER & SEWER EASEMENT (6/29/1984, C24-89)
- 15

EXISTING 5' UTILITY EASEMENT (06/29/1984, C24-89)
- 16

EXISTING 10' PNM EASEMENT (04/29/1975, BK. 418, PG. 830)
- 17

INTENTIONALLY OMITTED
- 18

EXISTING PNM (GAS) EASEMENT (8/24/2007, DOC. NO. 2007122701) \* EASEMENT TO BE VACATED WITH THE RELOCATION OF GAS LINE (8/24/2007, DOC. NO. 2007122706)
- 19

EXISTING PERPETUAL NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS (07/24/2018, DOC. NO. 2018064736)
- 20

EXISTING PERPETUAL NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS (07/24/2018, DOC. NO. 2018064736)
- 21

EXISTING SHARED REFUSE FACILITY EASEMENT & TEMPORARY CONSTRUCTION EASEMENT SAID REFUSE AREA (07/24/2018, DOC. NO. 2018064737)
- 22

EXISTING TEMPORARY PARKING EASEMENT (05/25/2018, DOC. NO. 2018045532)

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	48.65' (48.65')	28.93' (28.93')	96°20'34"	43.11'	S 41°13'10" E
C2	71.00' (71.00')	150.00' (150.00')	27°07'11"	70.34'	S 20°30'42" W
C3	27.21' (27.21')	150.00' (150.00')	10°23'36"	27.17'	S 28°52'30" W
C4	21.62' [21.62']	20.00' [20.00']	61°56'12"	20.58'	S 59°42'14" W
C5	22.49' [22.49']	50.00' [50.00']	25°46'18"	22.30'	N 76°34'13" W
C6	35.30' [35.30']	25.00' [25.00']	80°54'06"	32.44'	S 75°53'07" W
C7	26.97' [26.97']	36.00' [36.00']	42°55'39"	26.35'	N 67°49'26" W

Line Table		
Line #	Direction	Length (ft)
L1	S 23°40'41" W (S 23°28'11" W)	26.96' (26.96')
L2	S 89°23'28" E [S 89°39'25" E]	12.65'
L3	S 28°44'08" W [S 28°28'11" W]	55.97' [55.94']
L4	N 89°20'01" W [N 89°35'38" W]	8.63' [8.74']
L5	N 89°27'22" W [N 89°27'22" W]	9.55' [9.55']
L6	N 63°39'50" W [N 63°39'50" W]	48.12' [48.12']
L7	N 26°21'10" E [N 26°21'10" E]	5.36' [5.36']
L8	N 03°43'31" W [N 03°43'31" W]	31.72' [31.72']
L9	N 00°31'37" E [N 00°31'37" E]	37.38' [37.38']
L10	N 15°00'15" W [N 15°00'15" W]	19.74' [19.74']
L11	N 03°10'10" W [N 03°10'10" W]	23.43' [23.43']
L12	N 53°30'38" W [N 53°30'38" W]	75.94' [75.94']